Headquarters U.S. Air Force

Integrity - Service - Excellence

Performance Based Remediation Contracting for BRAC Installations

AFCEE WERC09 Industry Day

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AFRPA/BPM

28 July 2011

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Agenda

- Air Force Real Property Agency (AFRPA) Overview
- BRAC Program Overview
- Accelerated Site Completion (ASC)
- PBC Drivers and Expectations

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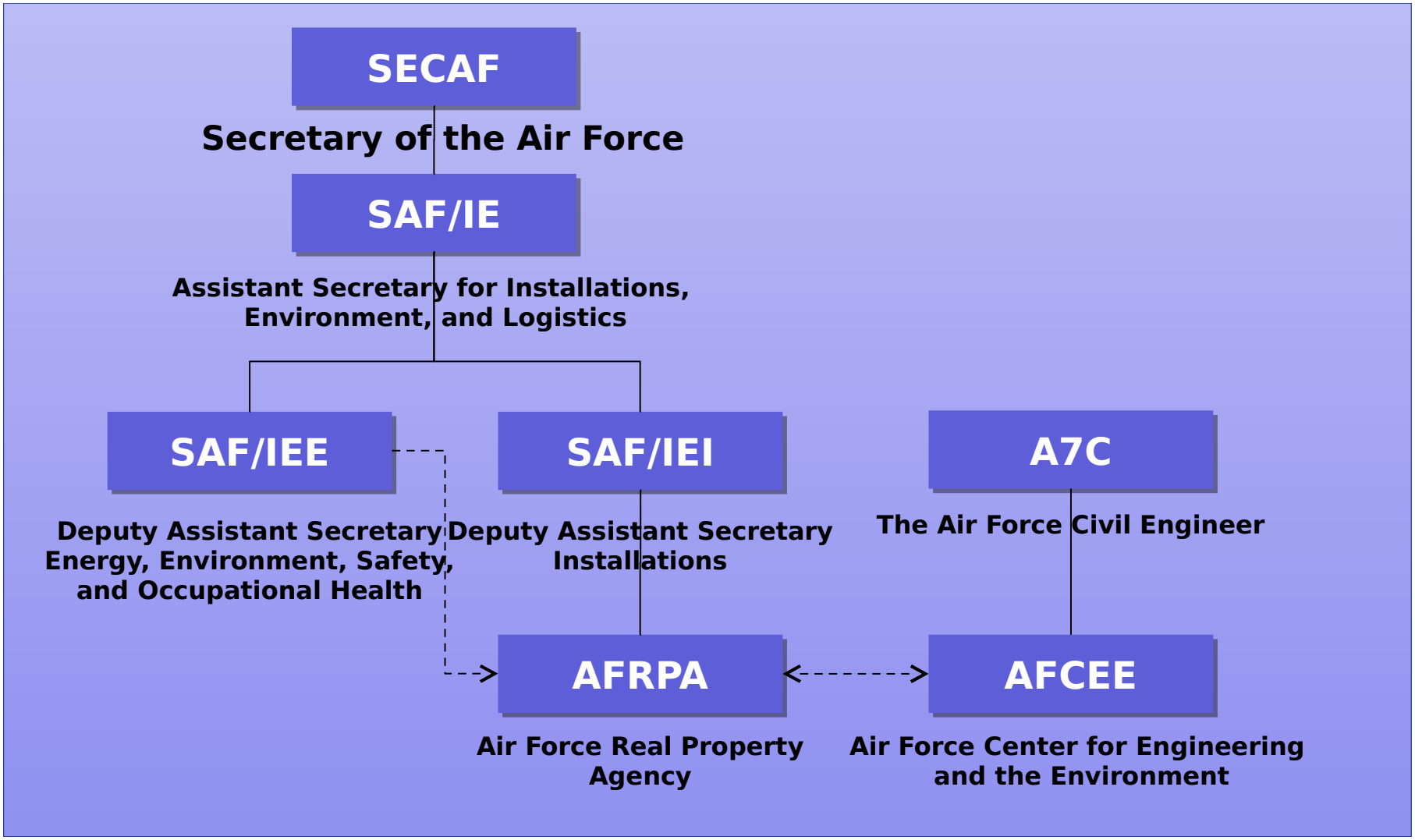
AFRPA Overview



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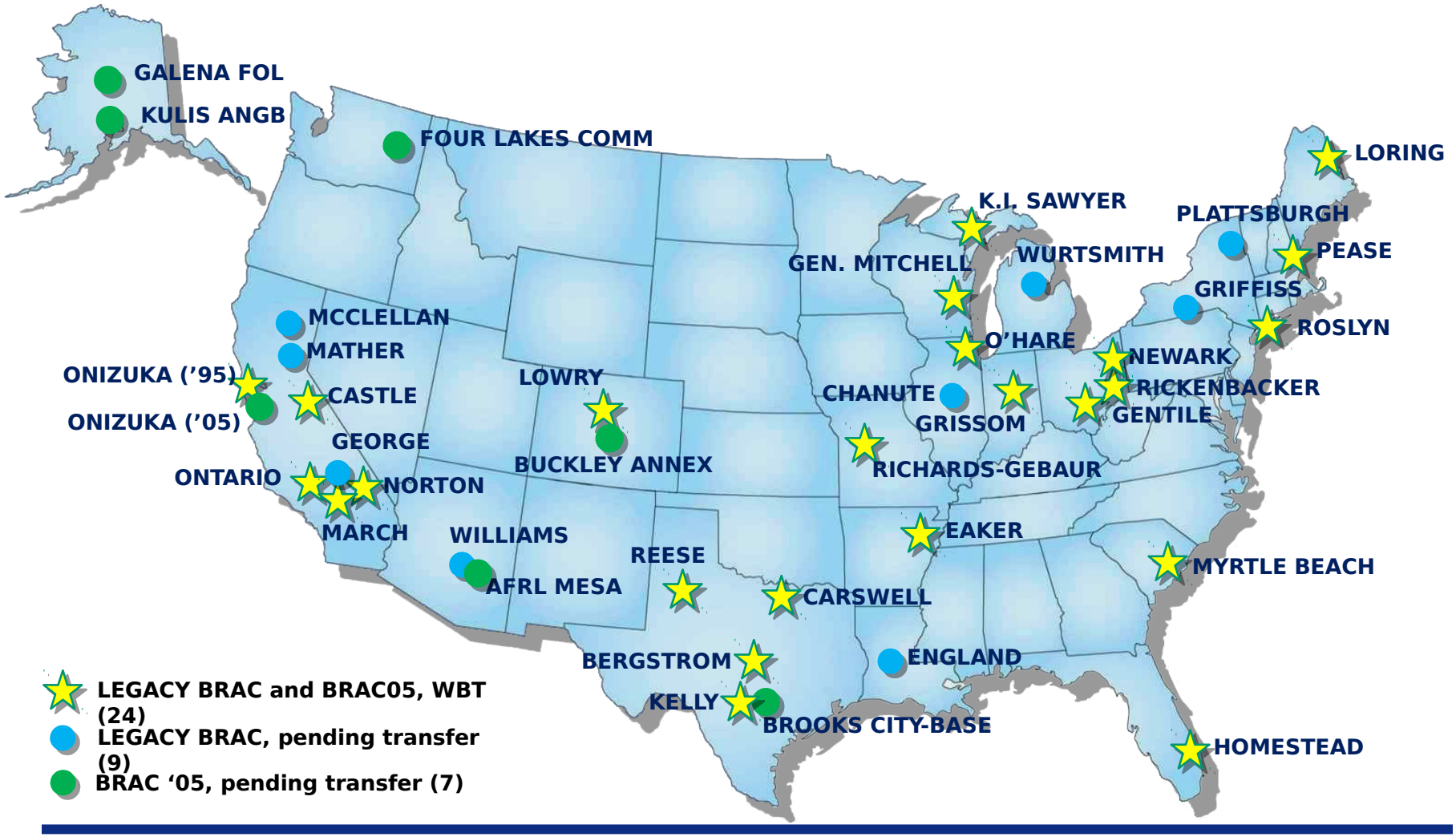
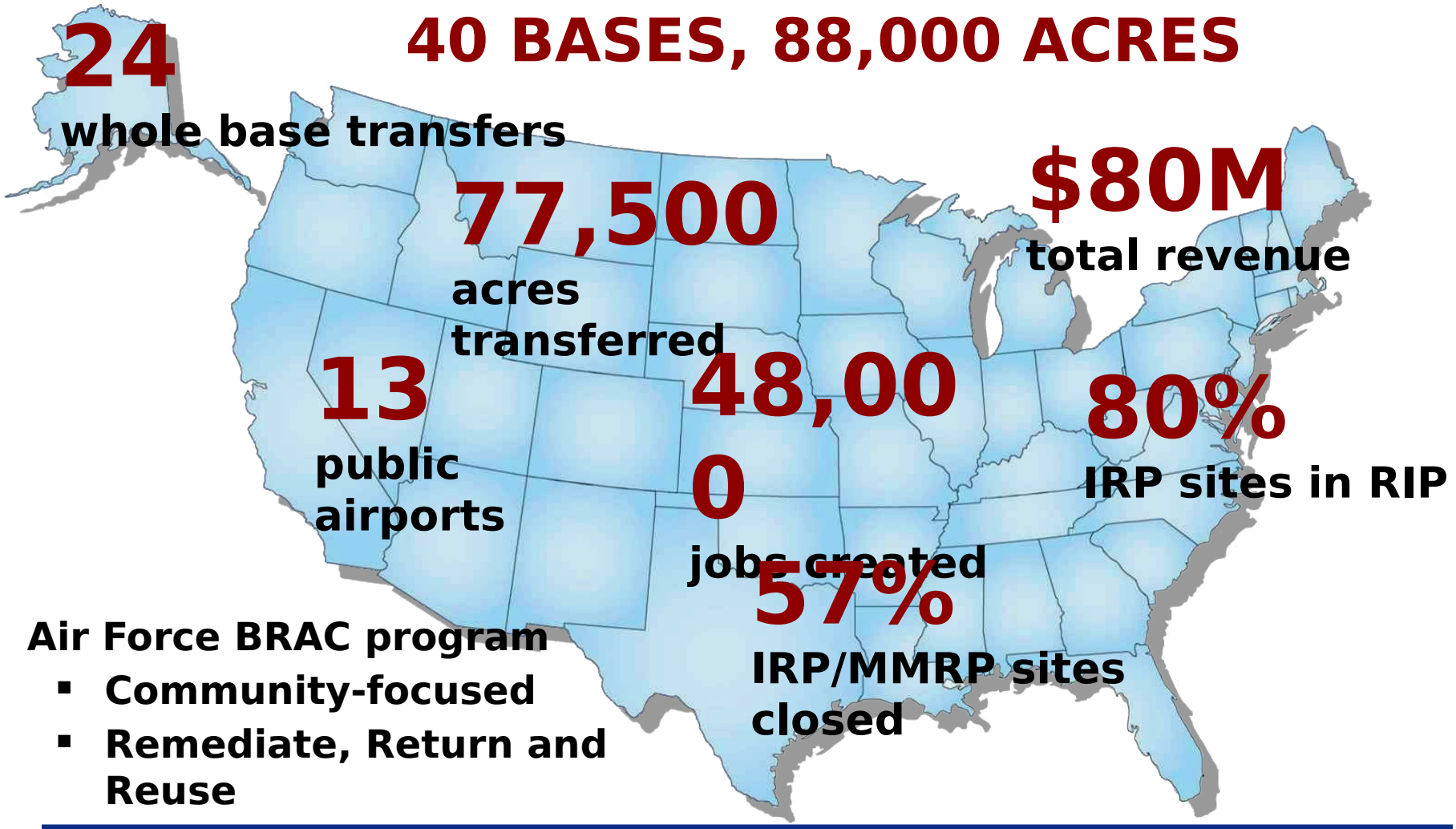
BRAC Program
Program Portfolio



BRAC Program
Accomplishments



Air Force BRAC program

- **Community-focused**
- **Remediate, Return and Reuse**
- **2014: 100% property transfer**

Accelerated Site Completion (ASC)

BRAC Program Goals

- **New Air Force restoration goals issued Feb 2011**
  - **75% site completion by end of 2012; 90% by end of FY15**
  - **75% open sites in PBC by end of FY11; 95% by end of FY14**
- **“Completion” defined as following**
  - **Regulatory closure without use restrictions**
  - **Transfer of environmental liability (e.g., Privatization)**
  - **Minimized associated costs to greatest degree feasible**

Accelerated Site Completion (ASC)

BRAC Program Goals (cont.)

- **Previous cleanup strategies closely aligned with reuse**
  - **RODs employed land use controls/institutional controls (LUC/ICs) consistent with LRA future use**
  - **LUC/ICs were recommended as a best value based on intended land use**
- **New Air Force goals aimed at accelerating cleanup**
- **AFRPA strategy may modify existing or establish new contracts to achieve site completions**

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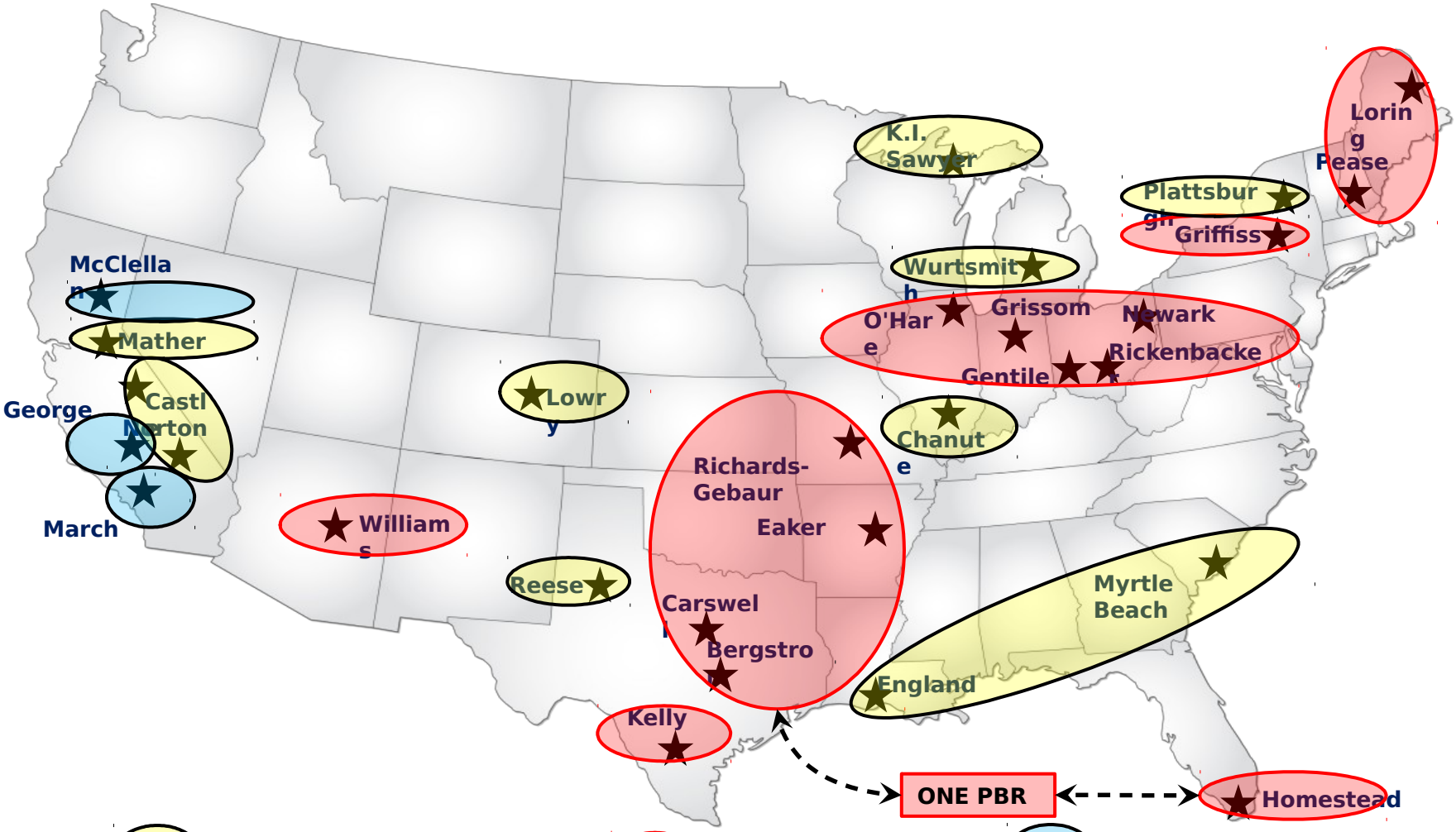
Prior Year, FY11 & FY12 PBCs



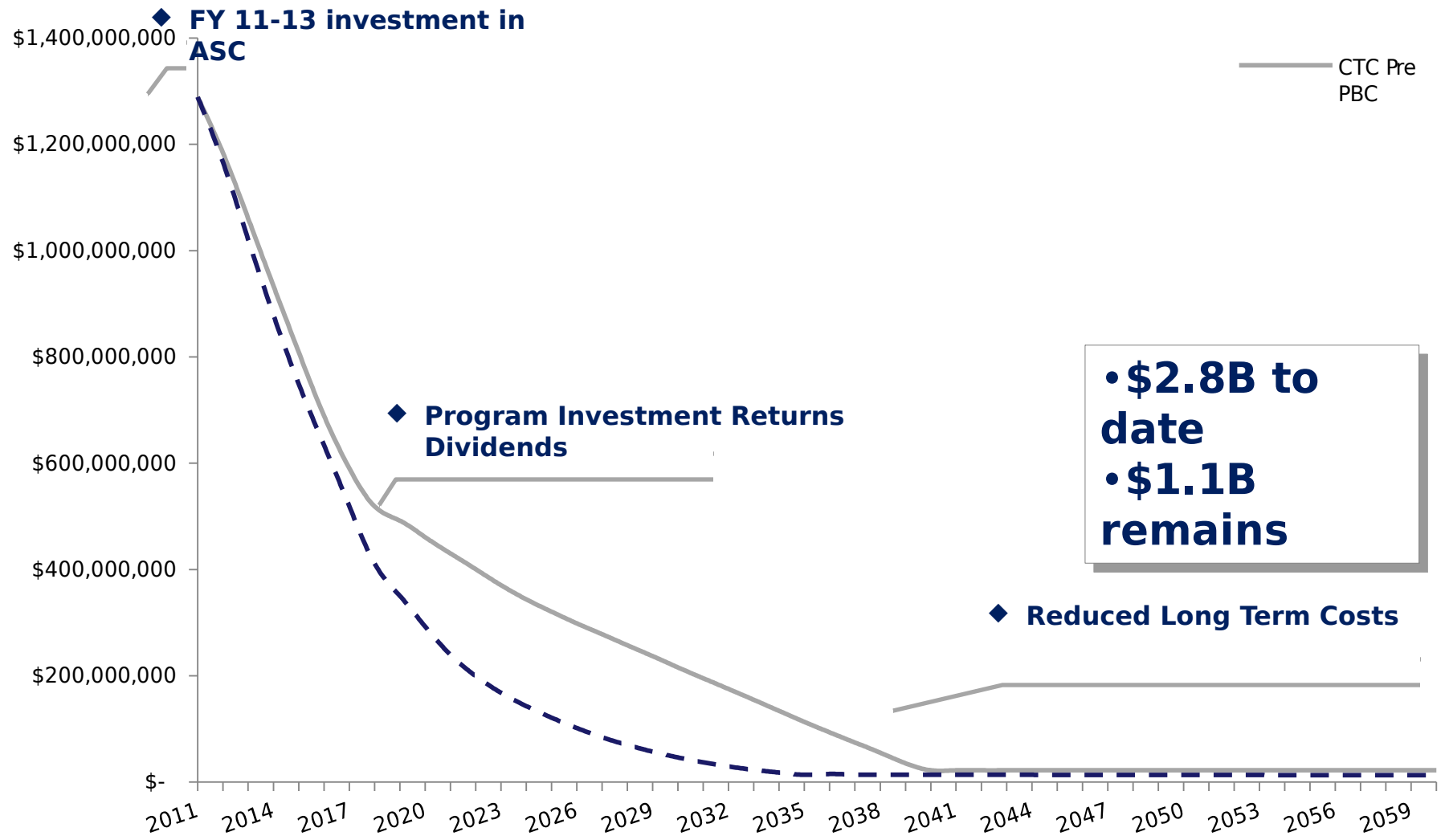
PBC Drivers and Expectations
Requirements

- **Current and future PBCs include more defined objectives for site closure**
- **Cost effective site closure is top priority**
- **LTM vs. Pre-Decision sites**
  - **Sites in LTM will be revisited to address closure potential**
  - **Pre-Decision sites allow more opportunities for closure**
- **PBC contracts will consider all possibilities for site closure**
  - **All sites are "on the table" to be addressed (including landfills)**
  - **Closure costs will be evaluated against the CTC and program-specific thresholds**
  - **Sites where closure is not proposed must be supported by a cost-benefit evaluation**
- **Innovation encouraged**

PBC Drivers and Expectations
Costs and Payment

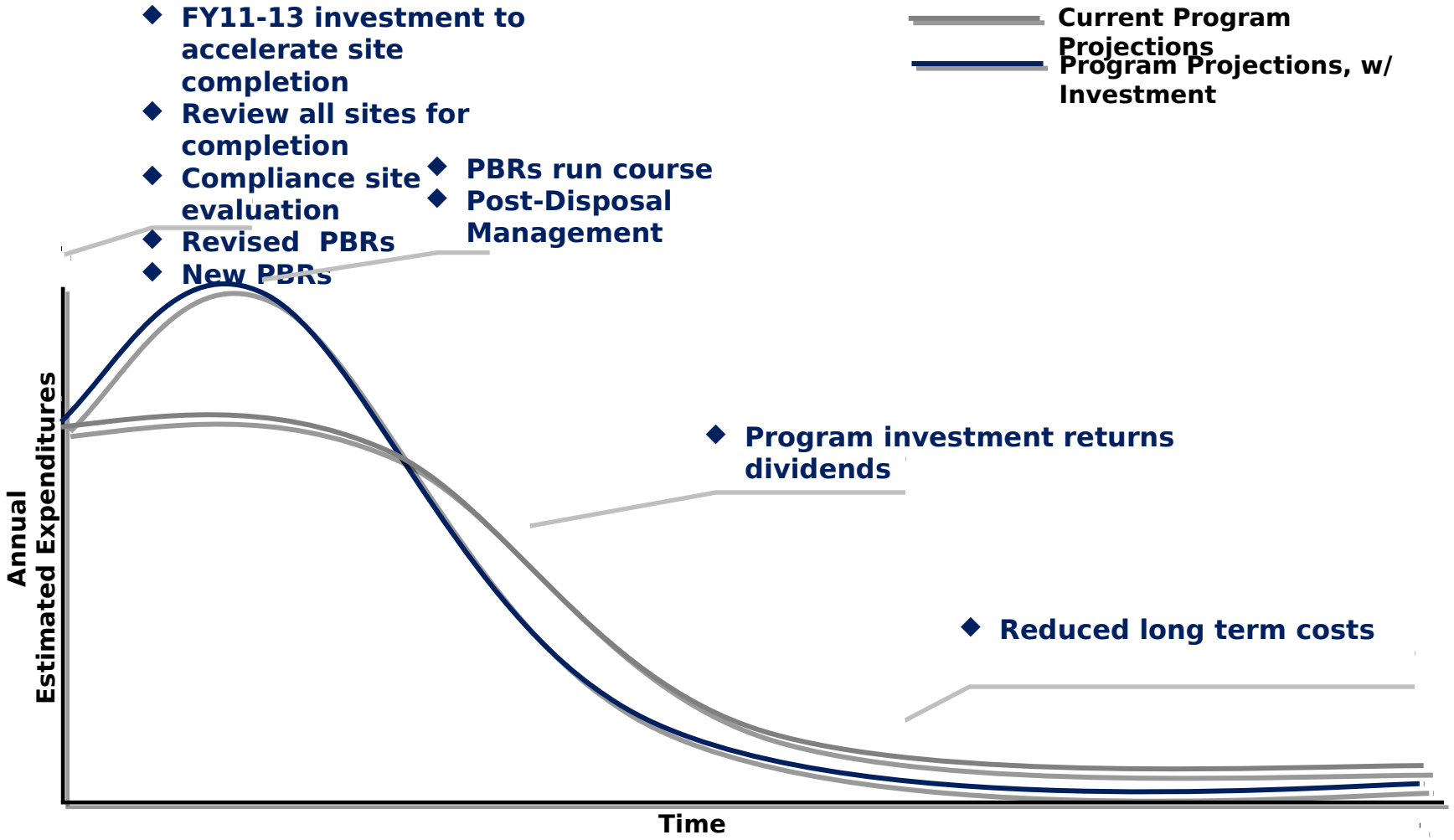
- **Cost evaluated against Government cost-to-complete (CTC)**
- **Contracts with predominantly LUC/IC or LTM sites may indicate ceiling above the CTC**
- **Contract payments made as milestones are met**
- **Milestones should be well-planned and thought-out over the entire contract POP**

BRAC Program Investment Timeline



BRAC Program Investment Planned Timeline

- FY11-13 investment to accelerate site completion
- Review all sites for completion
- Compliance site evaluation
- Revised PBRs
- New PBRs
- PBRs run course
- Post-Disposal Management



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PBC Indicators

FY 11 PBCs	
Government Planned SCs	8
PBC Planned SCs	56
PBC Added Closures	48
Government CTC	$108.4M
PBC CTC	$72.5M
CTC Savings	$35.9M

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Summary

- PBCs are a proven Air Force restoration investment method
- AFRPA has developed the PBC concepts and supports future evolution of PBCs to adapt to new program requirements
- New Air Force goals and resulting requirements are an opportunity to take a fresh look at cleanup activities and technologies
  - New ideas are desired
  - Mid-contract ideas will be evaluated